DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Dan Garodnick, Director
Department of City Planning

December 19, 2025

Nina Meisel, R.A.
Borough Commissioner
Department of Buildings
120-55 Queens Boulevard
Kew Gardens, New York 11424

Re: Applic. Nos. C 220196 ZMQ, N 220197 ZRQ, C 220198 ZSQ, N 220199 ZCQ, N 220200 ZAQ, N 220202 ZAQ, N 220353 ZAQ, & N 250104 CSQ
Halletts North & & Halletts North Substantial Compliance
Generally bounded by the westerly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 330 feet southeasterly of the westerly streetline of the former 3rd Street, a line 228.5 feet northeasterly of 26th Avenue, a line 179 feet southeasterly of the westerly streetline of the former 3rd Street, and 26th Avenue
R7-3/C2-4 District
Large-Scale General Development
Borough of Queens
Community District 1

Dear Commissioner Meisel:

Please be advised that the applications (C 220196 ZMQ, N 220197 ZRQ, C 220198 ZSQ, N 220199 ZCQ, N 220200 ZAQ, N 220202 ZAQ, N 220353 ZAQ, and N 250104 CSQ) submitted by Astoria Owners, LLC in connection with a proposed mixed-use development, within a large-scale general development on property at the above referenced location, as follows:

1. C 220198 ZSQ – an application for the grant of special permits pursuant to Section 62-837(a) of the Zoning Resolution to modify the height and setback, the maximum residential tower size and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), was approved by the City Planning Commission on July 25, 2022 (Cal. No. 3) and by the City Council with modifications, on September 29, 2022 (Res. No. 338) on which date said Resolution of Approval became effective;

2. N 220353 ZAQ – an application for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) for location, area and minimum dimensions, was approved by the City Planning Commission on July 25, 2022 (Cal. No. 6) and by the City Council with modifications, on September 29, 2022 (Res. No. 321) on which date said Resolution of Approval became effective;

3. N 220200 ZAQ – an application for the grant of an authorization pursuant to Section 62-822(b) of the Zoning Resolution to modify the requirements within the waterfront public access area provisions of Sections 62-513 (Permitted obstructions in visual corridors), 62-60 (DESIGN

Steven Lenard, Director
Ken Ramnarine., Deputy Director
120 Broadway, 31st Floor 10271
(212) 720-3226 / FAX (212) 720-3244
www.nyc.gov/planning

REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), was approved by the City Planning Commission on July 25, 2022 (Cal. No. 5);

4. N 220202 ZAQ – an application for the grant of an authorization pursuant to Section 62-822(c) of the Zoning Resolution to allow a phasing plan to implement waterfront public access area improvements on a zoning lot undergoing partial development, was approved by the City Planning Commission on July 25, 2022 (Cal. No. 7);

5. N 220199 ZCQ – an application for certification by the Chairperson of the City Planning Commission to the Department of Buildings pursuant to Section 62-811(b) that a site plan has been submitted showing compliance with the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), was approved by the Chairperson of the City Planning Commission on July 25, 2022; and

6. N 250104 CSQ – an application requesting a determination of substantial compliance for changes to the previously approved special permit, authorizations, and certification (C 220198 ZSQ, N 220200 ZAQ, N 220202 ZAQ, N 220353 ZAQ, and N 220199 ZCQ respectively) involving minor design and programmatic elements of the waterfront portion of the development, was determined by the Department of City Planning to be in substantial compliance with the above mentioned approvals.

THE SPECIAL PERMIT (C 220198 ZSQ), AUTHORIZATIONS (N 220353 ZAQ), N 220200 ZAQ & N 220202 ZAQ) AND CERTIFICATION (N 220199 ZCQ) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 62-837(a), 62-822(a) & 62-822(b) & 62-822(c), and SECTION 62-811(b) RESPECTIVELY, OF THE ZONING RESOLUTION AND ARE SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposal also requires the following related actions:

C 220196 ZMQ – an application for the amendment of the Zoning Map, Section No. 9a, by changing an M1-1 District to a R7-3/C2-4 District, was approved by the City Planning Commission on July 25, 2022 (Cal. No. 1) and by the City Council on September 29, 2022 (Res. No. 336) on which date said Resolution of Approval became effective; and

N 220197 ZRQ – an application for an amendment of the Zoning Resolution of the City of New York, modifying Article II, Chapter 3, and Appendix F relating to Inclusionary Housing, Article VI, Chapter 2 (SPECIAL REGULATIONS APPLYING IN WATERFRONT AREAS), Article VI, Chapter III (SPECIAL REGULATIONS APPLYING TO FRESH FOOD STORES) and Article VII, Chapter 4 relating to large scale general development, was approved by the City Planning Commission on July 25, 2022 (Cal. No. 2) and by the City Council on September 29, 2022 (Res. No. 337) on which date said Resolution of Approval became effective.

In connection with these applications (N 220199 ZCQ, N 220200 ZAQ, N 220202 ZAQ, N 220353 ZAQ, & N 250104 CSQ), the applicant executed an Amended and Restated Restrictive Declaration (N 220164

LDQ), recorded on December 2, 2025 (CRFN 2025000325569) which contains special conditions to the issuance of a building permit and/or certificate of occupancy. Questions regarding these provisions should be directed to DCP Counsel Dominick Answini at (212) 720-3676.

Enclosed for your information are the following:

1. a copy of applications N C 220196 ZMQ, N 220197 ZRQ, C 220198 ZSQ, N 220199 ZCQ, N 220200 ZAQ, N 220202 ZAQ & N 220353 ZAQ;

2. a copy of application N 250104 CSQ;

3. a copy of the City Planning Commission Reports for applications C 220196 ZMQ, N 220197 ZRQ, C 220198 ZSQ & N 220353 ZAQ, dated July 25, 2022 (Cal. Nos. 1, 2, 3 & 6 respectively);

4. a copy of the City Council's Resolutions of Approval for applications C 220196 ZMQ, N 220197 ZRQ, C 220198 ZSQ & N 220353 ZAQ, dated September 14, 2022 (Res. Nos. 336, 337, 338 & 321);

5. a copy of the Amended and Restated Restrictive Declaration (N 220164 LDQ) dated November 25, 2025, executed by Astoria Owners LLC, and recorded in the New York County Office of the City Register on December 2, 2025 (CRFN: 2025000325569); and

6. the following approved drawings (including the substantial compliance updates) prepared by Studio V Architecture and Ken Smith Workshop:

C 220198 ZSQ & N 250104 CSQ

Dwg. No.	Title	Last Date Revised
Z-010.00	Zoning Analysis Table	09/13/2022
Z-011.00	Base Plane and Floor Area	10/25/2024
Z-100.00	Zoning Lot Site Plan	10/25/2024
Z-200.00	Waiver Plan	10/25/2024
Z-202.00	Waiver Sections	10/25/2024
Z-203.00	Waiver Sections	10/25/2024
Z-204.00	Waiver Sections	10/25/2024
Z-205.00	Waiver Sections	10/25/2024
Z-206.00	Waiver Sections	10/25/2024
Z-207.00	Height and Setback Waivers	10/25/2024
Z-208.00	Height and Setback Waivers	10/25/2024

N 220199 ZCQ, N 220200 ZAQ, N 220353 ZAQ, & N 250104 CSQ

Dwg No.	Title	Last Revised Date
	Survey	06/25/2018
L-100.00	Waterfront Access Area Plan/Zoning Lot Plan	10/25/2024
L-110.00	WPAA Zoning Compliance Chart 1/2	10/25/2024
L-111.00	WPAA Zoning Compliance Chart 2/2	10/25/2024
L-200.00	Dimension Plan	10/25/2024
L-210.00	Materials Plan	10/25/2024
L-220.00	Grading Plan	10/25/2024
L-230.00	Planting Plan	10/25/2024
L-231.00	Plant Images	03/24/2022
L-240.00	Seating and Furnishings Plan	10/25/2024
L-250.00	Exercise Equipment Plan	10/25/2024
L-300.00	Sections 1	10/25/2024
L-301.00	Sections 2	10/25/2024
L-302.00	Sections 3	10/25/2024
L-400.00	Landscape Details	07/25/2022
L-401.00	Furnishing Details	07/25/2022
L-402.00	Furnishing Details	07/25/2022
LT-100	Lighting Plan	10/25/2024
LT-101	Lighting Photometric Plan	10/25/2024
LT-102	Lighting Cutsheets	07/25/2022

N 220202 ZAQ & N 250104 CSQ

Dwg. No.	Title	Last Date Revised
L-001.00	Phase 1 Plan	10/25/2024
L-002.00	Phase 2 Plan	10/25/2024

Sincerely,

Steven Lenard

cc: LURDOB_DL
K. Ramnarine
C. Ogilvie-Laing
H. Ekinoglu
H. Yang
L. Zeng
C. Ryan
D. Answini
Applicant